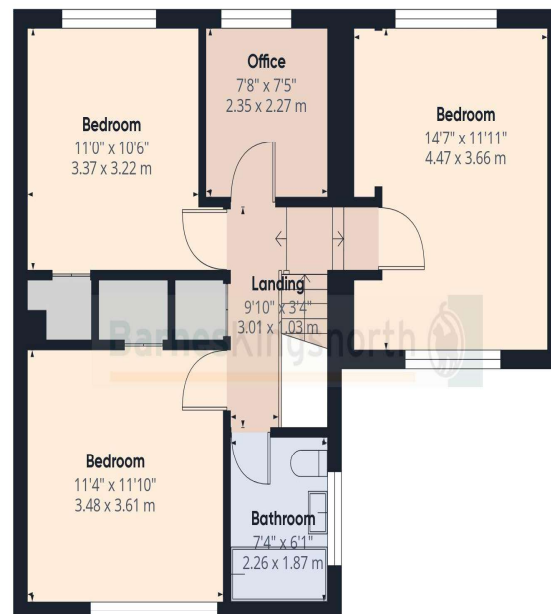
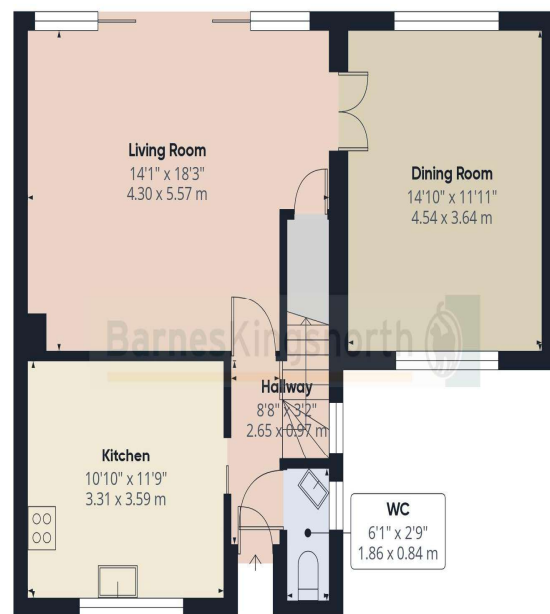


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Approximate total area⁽¹⁾
 1382.84 ft²
 128.47 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Knights Close, Pembury, Tunbridge Wells, Kent, TN2 4EL

£615,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



4



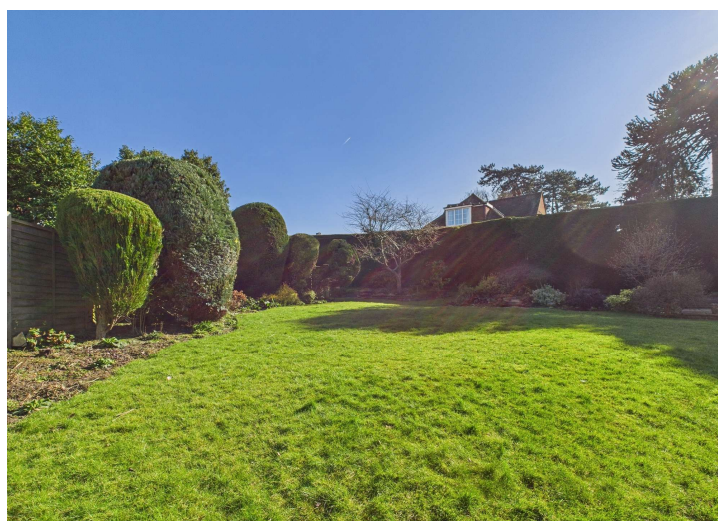
1

THE PROPERTY

Tucked away at the head of a quiet cul-de-sac, just a short walk from the local primary school, and with the bus stop "at the end of the garden", this lovely family home has plenty on offer, but with the potential to extend further (subject to planning). Entrance into the hallway, with handy downstairs WC. The kitchen, overlooking the front gardens, with grey gloss units and stone effect worktops offers ample space to prepare your evening meals. Built-in double oven and gas stove plus undercounter space for fridge / freezer, washing machine and dishwasher, providing everything you need. The large sitting room, light and bright thanks to the sliding patio doors, enjoys views out to the stunning rear garden, and opens into the dining room which continues the feeling of being sunny and bright thanks to the double aspect windows. To the first floor, there are three good size double bedrooms with fitted wardrobes, whilst the fourth bedroom, a smaller single, could work as a kids bedroom or an office for working from home. The family bathroom, with crisp white suite featuring WC, sink and shower over bath completes the picture.

OUTSIDE

Approached from the front via a block paved driveway, the home benefits from off-road parking for 2 cars, plus there is a handy single garage with power and an up & over door which is ideal for storage. The front garden features a lovely border with established planting. The rear garden is a fantastic size of approx 0.197 acres, laid mainly to lawn with large flower beds with a variety of plants and shrubs. A patio right outside the back door, and further raised patio are both ideal for enjoying the sunny weather in this south-facing garden.



THE LOCAL AREA

Pembury is a village with an active community and close enough to make full use of all the facilities in Tunbridge Wells. This attractive property is set in a cul-de-sac within walking distance of the well regarded primary school and local amenities. Pembury caters for everyday needs with a chemist, newsagent, public houses, eateries, farm shop, hairdressers, Post Office, churches, vets and Tesco supermarket and Notcutts being nearby. The recreation ground has play areas for children of all ages including a basketball court and skate park, outside gym and a bowls club. There is also a cricket club and a football club. The Tunbridge Wells at Pembury Hospital is on the periphery of the village. Tunbridge Wells and Tonbridge are approximately 3.3 and 6.5 miles distance respectively both offering a wide range of shopping, recreational and educational facilities, including grammar schools. Tunbridge Wells, Tonbridge and Paddock Wood all have mainline stations with commuter trains to London in under an hour. By road the A21 is close by giving access to the M25 and all the major motorway networks and there is a regular bus service to the local area and schools.

ROUTE TO VIEW

From our office in the High Street, turn left into Lower Green Road and then take the second turning on the right into Ridgeway and then first left into Knights Close and the property will be found on the left hand side at the top of the close identified by our FOR SALE board.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: E

Ref: P688/52023001/LE/V1

